



City Services Moving to The Round Fact Sheet

Griffith Drive Building

- In early 2012, City Council voted unanimously to move city services to The Round—and on January 15, 2013 council directed staff to develop a plan for the move.
- Once the move is complete, the Griffith Drive building will be repurposed into a new public safety center for the police department, emergency services and municipal court pending vote approval of \$35 million bond in November. Transforming the existing building will require much-needed safety and security updates as well as support from Beaverton voters.

Name of Office Building

- The city-owned office building at The Round has been renamed The Beaverton Building.

Address

- The Beaverton Building at The Round is located at 12725 SW Millikan Way, Beaverton, OR 97005. The mailing address will remain the same: PO Box 4755, Beaverton, OR 97076.

Building

- The Beaverton Building was constructed in 2002 and is a five story, above grade, commercial office structure. The structure is approximately 108,704 square feet in gross area.
- The building foundation rests on driven, steel reinforced, concrete pilings. The building's core construction is comprised of a structural steel frame with poured concrete floors over steel pans. The building's envelope consists of precast concrete panels with punched glazing. The roof is a built-up, modified bituminous (made of asphalt and various solvents) roofing system.

Government Services

- The city's general purpose government will be located on the three vacant floors (first, fourth, and fifth), while the second and third floor will continue to be leased by private tenants. Council Chambers will be located on the first floor.

Staff

- There will be 175 employees moving to The Beaverton Building.

Cost

- The total cost for the purchase of The Beaverton Building and its renovation is \$14.35 million.
 - Building purchased for \$8.65 million.
 - Renovations are approximately \$5.7 million.
 - A [financial summary](#) can be found on the city's website.
- The city purchased the South Office Building to end a \$400,000 per year lease obligation for the Central Plant space. The city would have paid \$13 million over the life of the lease, and **not** owned the building. The Central Plant provides heating and cooling to the buildings at The Round. It will also serve future developments on the Westgate site.

Replacement Cost

- The estimated replacement value (cost to replace structure to current condition) is \$17.5 million.

Revenue

- The Round redeveloper, [ScanlanKemperBard](#) paid the city \$990,000 that previous developers owed as a part of the redevelopment agreement.
- The tenants on the second and third floors of the building are generating approximately \$900,000 in revenue each year.

Architect

- Hennebery Eddy Architects (HEA)

General Contractor

- Lease Crutcher Lewis (LCL)

Schedule

- Construction completion date is set for July 31, 2014.
- City services will tentatively move to The Beaverton Building by late summer 2014.

Sustainability

- The city is on target for a LEED Gold certification without incurring additional costs.

The Plaza at The Round

- The new South Plaza is currently open to the public.
- The North and South plazas at [The Round](#) are the physical and cultural heart of the Central Beaverton Neighborhood and offer the perfect venue for outdoor theater, dining, and summer events.
- Paving stones were installed honoring Beaverton's six Sister Cities: Gotemba, Japan; Hsinchu, Taiwan; Cheonan, Korea; Birobidjan, Russia; Trossingen, Germany; and Cluses, France.

Three Creeks Sculpture

- Devin Laurence Field's "Three Creeks, One Will" sculpture was installed on the South Plaza in fall 2013. The cylindrical sculpture is an artistic depiction of the sites past convergence of Beaverton's waterways. Field is a world-renowned sculptor who lives in Beaverton.

One Percent for the Arts

- The city hired Paul Vexer, an artist from Snohomish, Washington, to create a series of vibrant artworks in the front lobby of The Beaverton Building. The art will be installed once construction has been completed and city services are up and running.

Vehicle/Bicycle Parking at The Round

- SKB owns the parking structure and is currently considering making some safety and general maintenance improvements.
- SKB has already upgraded the exterior parking lots at The Round. The improvements include four lots that added 89 new parking spaces, new bicycle racks, and carpool spaces. Upgrades to the parking garage are being discussed by SKB and the city.
- A map of [where to park at The Round](#) is available on the IntraWeb and public website.

Rose Biggi Extension

- Carter & Company of Salem is the contractor.
- The project will extend SW Crescent Avenue to Hall Boulevard—a total of 850 feet—and will include two travel lanes, two parking lanes, and sidewalks with trees planted in tree wells. Other improvements include storm drainage, water, sanitary sewer, street lighting, landscaping, and irrigation. The project will also provide a new bridge over Beaverton Creek, connecting Rose Biggi & Westgate Drive to Hall Boulevard.
- The purpose of this extension is to improve traffic flow and road connectivity.
- Westgate Drive at the bridge will be closed for 6-9 months, starting June 1, 2014.
- Completion date: fall of 2015.

City Services at The Beaverton Building

A

Arts Commission
Arts, Culture & Events
As-Built Information

B

Bids (Requests For Proposals)
Block Grants (CDBG)
Block Party (Sound Permits, Special Event Permits)
Bonds/Site Development Permits & Forms
Boundary (City Limits) Maps/Zoning
Building Division
Building Inspection and Inquiries
Building Permits (Applications, etc.)
Business Assistance Program
Business Licenses
Business Recruitment Assistance
Business Start-Up Info

C

Capitol Improvement Plan
Certificates of Occupancy (Bldg)
City Attorney
City Boundaries (General Info)
City Design Manuals & Standard Drawings
City Events (Parades, Outdoor Concerts, etc.)
City Limits/Boundaries
City Recorder
Civic Plan
Code Compliance (Safety Concerns, Violations)
Code Review
Community Development Department
Community Gardens
Comprehensive Plan
Conditional Use Permits
Construction Permits, Plans Check
Curb Painting Permits

D

Demonstration Permits
 Design Review
 Development Code Review (Revisions/Update)
 Development Review
 Dispute Resolution Center (Tenant/Landlord)
 Drainage/Flooding Issues

E

Easements
 Economic Development
 Electric Car Charging Stations
 Electrical Inspectors
 Electrical Plans Review
 Erosion Control Permits
 Excavation Permits

F

Facilities Review
 Fence Regulations
 Fill Permits
 Filming In Beaverton/Movie Production

G

Garbage Services Information/Complaints
 Geographical Info Systems (GIS)
 Grading (Permits, Complaints)

H

Home Occupation Permits
 Home Repair Grants
 House-Moving (Permits, Fees)

I

Illegal Business/Signs/Bldg
 Inspections (Building, Electrical, Mechanical,
 Plumbing, Structural, Solar)
 Irrigation, Landscape (Permits)

L

Land Use Planning
 Landlord Problems (Code Compliance)
 Licensing, Business
 Liens

M

Map Requests
 Mayor's Offices

N

Neighborhood Office
 Notaries Public

P

Parking (Inspections, Permits, Questions)
 Passports
 Permits (Building, Elec, Mech, Plumbing, Demo,
 Parking, Sidewalks, Signs, Temporary Use, etc.)
 Plan Review (Electrical, Plumbing, Building)
 Planning Commission
 Plans Checking
 Plans Examiners
 Plumbing (Inspections, Permits)
 Pre-Application Meetings
 Property Development Services
 Public Improvements
 Public Information
 Public Works/Engineering & Site Development

R

Records Management (Archives)
 Recycle @ Work Program
 Recycle Information

S

Sidewalk Permits
 Sign Permits
 Sister Cities
 Site Development Inspections
 Small Business Guides
 Small Business Loan Programs
 Speed Humps/Bumps
 Storm Water Quality & Quantity
 Streetside Vendors (Licenses)
 Structural (Building Codes)
 Survey Needs/Questions

U

Utilities Site Review
 Utility Locations (As-Built)

V

Visioning

W

Water Billing
 Water Permits

Z

Zoning Information

How Can I Learn and See More?

- The Beaverton Building [updates](#), [FAQs](#), and photos.